



Willow Avenue, Keighley, BD20

£230,000

Offers Over

Tenure: Freehold, **Bedrooms:** 4

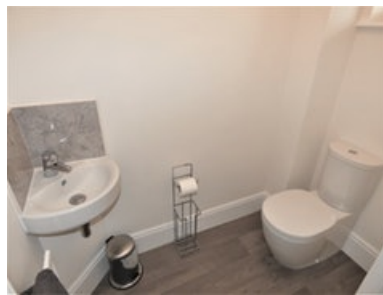
Housesimple are pleased to present this STUNNING FOUR BEDROOM SEMI DETACHED HOUSE for sale on Willow Avenue, Keighley. Offered with NO ONWARD CHAIN and VACANT POSSESSION, the property benefits from having a MODERN KITCHEN & BATHROOM, FOUR DOUBLE BEDROOMS, OFF STREET PARKING and a TWO-LEVEL GARDE

Key features:

- STUNNING FOUR BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- VACANT POSSESSION
- MODERN KITCHEN
- TWO-LEVEL GARDEN
- OFF STREET PARKING

Extra info:

- **Property Age:** 0 years
- **Council Tax:** Band D (£1624.61 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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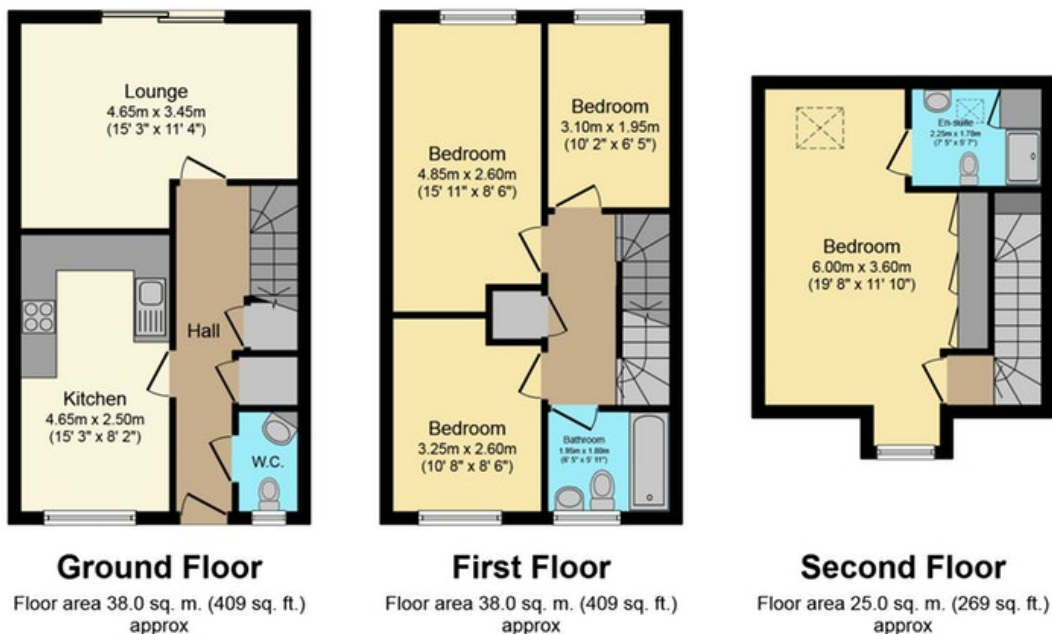
In brief, the property is set over three floors with the ground floor comprising of the Entrance Hall, Kitchen / Diner, Lounge, W/C and Utility Cupboard. The first floor includes the Second Bedroom, Third Bedroom, Fourth Bedroom and House Bathroom. The top floor includes the Master Bedroom with Fitted Wardrobes and its own En-Suite. Overall, the property is presented in an immaculate condition and would be perfect for a growing family looking for a hassle-free move in a quiet area!

All room sizes can be found on the floorplan provided. Please note, this is to be used as a guide only.

The property can be located just off West Lane, the property has useful transport links onto Ellers Road, High Street and Main Street. Various bus stops can be found within walking distance of the property and the closest train station would be Cononley, Keighley (2.8 miles) A selection of schools can also be found a short commute away from the property as well as a range of other local amenities.

For any further information or to arrange a viewing then please contact Housesimple.


Floor plan:



Total floor area 101.0 sq. m. (1,087 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Performance Certificate:

Energy Performance Certificate


35, Willow Avenue, Steeton, KEIGHLEY, BD20 6FN

Dwelling type: End-terrace house	Reference number: 0359-3833-7585-9593-7071
Date of assessment: 17 August 2017	Type of assessment: SAP, new dwelling
Date of certificate: 17 August 2017	Total floor area: 103 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,353
Over 3 years you could save	£ 96

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 201 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="margin: 0;">You could save £ 96 over 3 years</p> </div>
Heating	£ 861 over 3 years	£ 861 over 3 years	
Hot Water	£ 291 over 3 years	£ 195 over 3 years	
Totals	£ 1,353	£ 1,257	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

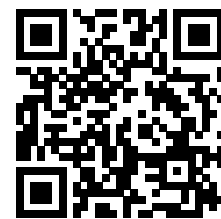
	Current	Potential	
Very energy efficient - lower running costs	84	94	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			Not energy efficient - higher running costs

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 96
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 780

MISREPRESENTATION ACT, 1967.

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